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RENAISSANCE

NEWS UPDATE NEWS UPDATE NEWS UPDATE

Update On Downtown Initiatives

The downtown Las Vegas area has turned a corner; it is undergoing a renaissance and is on the cusp of becoming a dynamic, revitalized area. Below is a sampling of some of the accomplishments achieved in the city's Redevelopment Area during Fiscal Year 2011.

Major Initiatives

- Development of at least 55 businesses. The projects were as varied as they were numerous: company relocations, business startups and upgrades, new construction and more.
- Creation of jobs. Completed projects generated 1,240 construction jobs, 512 permanent jobs and were valued at \$204 million. In addition, projects under construction during FY 2011 will result in 3,145 construction jobs and 1,724 permanent jobs.
- Continued construction of large-scale, public-private downtown projects, slated to be completed before or in 2012. These include: The Smith Center for the Performing Arts, the (new) City Hall Campus Complex,

the National Museum of Organized Crime and Law Enforcement and the Metropolitan Police Headquarters Complex.

- Continued openings by small business operators in both the Fremont East Entertainment District and in 18b, the Las Vegas Arts District. City assistance through matching Visual Improvement Program grants and waiving certain substantial license fees helped these business operators open their doors.
- Relocation of Zappos.com, a well-known online retailer, which will move its corporate headquarters downtown in the building complex that will be available once city employees are established in a new City Hall.
- Increased lease-up of space in the Urban Chamber of Commerce Business Development Center, which is sponsored by the Las Vegas Redevelopment Agency. Occupancy is currently at 75 percent. This center is designed to help new and struggling small businesses.

New Dining Options Coming Downtown



Get your fork and a big appetite ready for some new dining opportunities in downtown Las Vegas. New facilities have either recently opened up or are planning to do so soon. They include:

- **Skinny Dugans.** A favorite for decades among neighborhood residents, this long-time locals bar and casino was able to reopen in August at 4127 W. Charleston Blvd. A variety of food is served.
- **Heart Attack Grill.** Not for the faint of heart – or stomach – this first-floor

addition to Neonopolis just opened at the intersection of Fremont Street and Las Vegas Boulevard in downtown. As its name implies, this restaurant promises vastly oversized portions of “quadruple-bypass” burgers, fries cooked in lard and butterfat shakes, loaded with lots of fattening extras.

- **Denny's.** Yet another restaurant planned for the ground floor at Neonopolis. Who wouldn't want a generous helping of breakfast and other American-style food after partying at the *Fremont Street Experience*? Denny's is promoting this as a flagship diner encompassing 5,308 square feet, much larger than the typical 4000-square-foot Denny's operation.

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New Legal Center Breaks Ground Downtown

Lower income Las Vegas residents will soon have a brand new location for championing their legal rights. On Oct. 10, the Legal Aid Center of Southern Nevada broke ground on a 35,000-square-foot facility, designed for aiding low-income residents with their civil legal issues. The cost of the project, including land, totals \$13 million.

The site of the future building is located adjacent to the Legal Aid Center's current offices at 800 S. Eighth St. and Charleston Boulevard in downtown Las Vegas.

The new, larger facility is being built as "over the last five years...growth has been exponential and the economic downturn only accelerated the need for our services," said Barbara Buckley, executive director of the Legal Aid Center.

Bill Boyd, president and CEO of Boyd Gaming, who helped co-chair the efforts to raise the funds necessary to construct the building, credited the support of the Lied Foundation and Engelstad Family Foundation with making the groundbreaking a reality. In addition, Clark County and the **Neighborhood Development Division of the city's Economic and Urban Development Department** assisted by awarding HUD Community Development Block Grant funds to the project.

Downtown Dining, continued...

- **Le' Thai Restaurant.** Scheduled to open later this quarter at 523 Fremont St. in the Fremont East Entertainment District. Offerings will include 20-30 Thai staples, in addition to a selection of exotic daily specials. DJ music will entertain both indoor diners and those seated outside on an 800-square-foot patio.
- **Oscar's.** Of course, we can't forget the new steakhouse coming online downtown that is named after former Las Vegas Mayor Oscar B. Goodman. With an anticipated opening near the end of 2011, this new dining facility is encased in glass on the second floor of the newly renovated Plaza hotel, affording diners a front row seat to the lights and action on the *Fremont Street Experience*.

For more information on other developments going on in the downtown area, visit: <http://bit.ly/pQOayH>.



RTC bus ready to roll
Photo courtesy of the RTC

A new bus route connecting downtown Las Vegas and Henderson with express service was launched last month by the Southern Nevada Regional Transportation Commission.

The Henderson & Downtown Express will include stops at the Las Vegas Premium Outlets/Symphony Park, Las Vegas City Hall and downtown casinos.



I closed my construction loan today, thanks to your staff's hard work...[The RDA staff has] performed in the most professional manner possible. All of my dealings over this deal's 2-1/2 year process have helped move the deal forward while preserving the city's goals and objectives. Because of that hard work, a Class A office building will be added to downtown and 150 jobs will return to the downtown business core...Your group's work is a big part of the overall improvement I see in downtown Las Vegas over the last 12 years. Please let me know of anything I can do to help promote downtown Las Vegas. My firm will be doing additional downtown Las Vegas deals.

- Steve Biagiotti, with SDA, Inc.



SDA, Inc. is building a new 58,909-square-foot building that will house regional offices for the U.S. Immigration and Customs Enforcement (ICE) agency at the southeast corner of Las Vegas Boulevard and Clark Avenue.

Rendering of ICE building
Courtesy of SDA, Inc.



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